



BURR RIDGE ZONING ORDINANCE

SECTION VI.B R-1 SINGLE-FAMILY RESIDENCE DISTRICT

B. R-1 SINGLE-FAMILY RESIDENCE DISTRICT

The R-1 Single Family Residence District is intended to provide for a semi-rural environment with dwellings on lots a minimum of five (5) acres in size. Because of the low level of development intensity inherent in this district, R-1 lots are particularly appropriate in (but not limited to) areas where the preservation of valuable environmental and/or aesthetic resources is desired.

1. Permitted Uses

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.
- d. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and rest room facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground equipment, and similar uses and structures.
(Amended by Ordinance A-834-8-00)

2. Special Uses

- a. Accessory Buildings, Structures, and Uses located in the front and side buildable area of a lot. (Amended by Ordinance A-834-29-01)
- b. Accessory dwellings for non-gratuitous guests, domestic employees, or extended family on a lot or parcel of five or more acres. (Amended by Ordinance A-834-29-01)
- c. Convents, monasteries and seminaries.
- d. Colleges, universities and accessory uses thereto.
- e. Community centers, museums, libraries, and other cultural facilities.
- f. Golf courses, standard or par 3.
- g. Garden and plant nursery plots not including retail sales.
- h. Hospitals.
- i. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.
- j. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.



- k. Schools, public or private.
- l. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
 - (1) Utility substations.
 - (2) Police stations.
 - (3) Fire stations.
 - (4) Railroad rights-of-way.
 - (5) Water filtration plants, pumping stations, and reservoirs.
 - (6) Municipal Administration Offices
 - (7) Village owned public works facility or garage
- m. Churches, temples, or synagogues (including accessory day care and pre-school programs).
- n. Accessory uses customarily incidental to the above special uses.
- o. *Sheltered/skilled care facility (italics added for distinction from other bulk regulations)- not less than 25 acres in area. For the purposes of this District, a sheltered/skilled care facility shall be construed to mean a single building with resident rooms for healthy elderly adults, and assisted living for elderly adults who require limited supervision in performing daily activities or attention to medical needs, together with related uses within such building, including but not limited to licensed nursing facilities and geriatric clinic and staff living quarters for employees of the facility.*
 - (1) *Permitted Related Uses*
 - (a) *Cottage Homes*

Single family semi-detached, attached and multi-family dwellings (not to exceed a maximum of 4 units per building), which collectively comprise an area occupying not more than 35 percent of the area devoted to this cottage home use, including parking, roads and other impervious surfaces, except that when additional open space or unusual amenity features which increase the stability and value of the neighborhood are provided, the Village Board, after receiving the recommendation of the Plan Commission, may increase the area devoted to such use provided that the gross density shall not exceed 2.5 dwelling units per acre based on that area of the total site devoted to this cottage home use and provided further that the area of the total site to be devoted solely to the sheltered/skilled care facility and accessory uses shall not be less than ten (10) acres. The development of such cottage homes shall only be allowed in coordination with and to serve a sheltered/skilled care facility where property is composed of one or more lots under unified ownership, use or control, and is located immediately adjacent to a not-for-profit sheltered/skilled care facility, when specifically so recommended by the Plan Commission and approved by the Board of Trustees.



- (b) *Any accessory buildings or structures to serve the sheltered/skilled care facility, including maintenance and support facilities and staff living quarters, shall be as approved by the Board of Trustees, following recommendation by the Plan Commission.*
- (2) *The development of any facility, use or structure hereunder shall be subject to the following regulations:*
 - (a) *Bulk Regulations*
 - (i) *Lot Width*

Cottage homes - No minimum or uniform lot width shall be required. Lot width may vary in order to achieve creative lot design and to best accomplish the purposes herein set forth. Lot area and lot width shall be as approved by the Board of Trustees after receiving the recommendations of the Plan Commission.

Sheltered/skilled care facility - Not less than 300 feet. If cottage homes are approved, that area required to be devoted to the sheltered/skilled care facility shall be not less than 300 feet in width.
 - (ii) *Floor Area Ratio*

Cottage homes - Not to exceed .15.

Sheltered/skilled care facility - Not to exceed .1. If cottages homes are approved, the sheltered care facility and accessory uses shall be subject to a maximum floor area ratio of .1.
 - (iii) *Yards*

Yards are required at the exterior boundaries of the development and at other locations and shall be as approved by the Board of Trustees after receiving the recommendation of the Plan Commission. The yards at the exterior of the development shall at minimum meet the requirements of this R-1 zoning district and other applicable zoning regulations.
 - (iv) *Space Between Structures*

The space between structures shall be not less than 25 feet between each cluster of attached, semi-detached or multi-family dwellings and as otherwise approved by the Board of Trustees after receiving the recommendations of the Plan Commission.
 - (v) *Building Height*
 - a- *For single family semi-detached, attached and multi-family dwellings, not more than one story or 15 feet, whichever is lower.*



- b- *For the sheltered/skilled care facility not more than three and one-half (3½) stories or 45 feet, whichever is lower, unless otherwise approved by the Board of Trustees after receiving the recommendations of the Plan Commission based upon unique topographical conditions that serve to minimize the view of the building from adjoining properties or if such facility is set back a greater distance than required for this zoning district (and such setback is all open space) to a maximum height of four (4) stories.*

(b) *Open Space*

Open space, unencumbered by buildings, structures, or impervious surfaces (including parking areas and driveways) shall be provided in an amount not less than seventy percent (70%) of the total area of the site.

All open space shall be maintained in a clean and sightly condition and shall be landscaped in accordance with approved (by the Village) landscaping plans and maintained in such a manner as to retain at least the intended standards of the initial plan.

(c) *Use/Occupancy*

The primary use or occupancy of any cottage homes approved hereunder by the Board of Trustees shall be limited to no more than two persons aged 60 and over, except for temporary service personnel.

(d) *Off-street parking*

As required by Section XI of this Ordinance, provided that for each cottage home there shall be one attached garage with space to accommodate at least one car. Visitor parking shall be provided in groupings of not more than five (5) contiguous spaces for the cottage homes unless otherwise approved by the Board of Trustees following the recommendation of the Plan Commission and shall be properly screened by landscaping so as to be compatible with the area and minimize the parking lot appearance.

(e) *Deed/Transfer Documents*

The Village must be provided with a copy of the contract or transfer document granting a life estate interest to cottage home residents providing for the permanent ownership interest to be retained by that entity or association which owns the sheltered/skilled care facility or entity under unified ownership, use or control with the entity which owns the sheltered/skilled care facility.

(f) *Declaration of Covenants*



Declaration of covenants to be in such form and substance as approved by the Village and to be recorded against the total area of the site, incorporating this special use and indicating and requiring the common ownership, use or control of any approved cottage homes with the adjacent sheltered/skilled care facility. Said declaration shall also provide for maintenance of the exterior of the property as required herein with any amendment to such declaration to be subject to the prior written approval of the Village.

- (g) *If not otherwise specifically provided for hereunder, the minimum standards of this R-1 Zoning District shall apply.*

(3) *Site Plan Review*

No special use shall be granted hereunder without approval of a site plan. In addition to the requirements required under XIII.K of this Ordinance, the site plan shall include at a minimum the following and any other data required by the Village Engineer in order to determine that the proposed development conforms with the intent of this and other applicable Village ordinances:

- (a) *An accurate topographic and boundary line map of the project area, including contours at vertical intervals of not more than two feet, and a location map showing its relationship to surrounding properties, water courses and other significant features.*
- (b) *That area devoted solely to the sheltered/skilled care facility and accessory uses and that area devoted to cottage homes, if applicable.*
- (c) *The location of open space areas and areas for recreational use for the residents of this development.*
- (d) *Statistical data on total size of project area, area of Useable Open Space, area devoted to sheltered/skilled care facility and that area devoted to cottage homes density computation and proposed number of units and specific uses by type, including the units within the sheltered/skilled care facility and accessory uses, and any other similar data pertinent to a comprehensive evaluation of the proposed development.*
- (e) *The sign requirements, fence requirements, landscaping requirements, and other utilities, and parking requirements.*
- (f) *Such site plan shall not be limited to the above requirements, but shall include all aspects of development of the subject property.*

(4) *Design Standards*

The following standards shall be used as a framework for evaluating the Site Plan:

- (a) *Topography*

The topography of the site shall be preserved, wherever possible, in its natural state by minimizing grade changes



and alterations. Building sites and street locations should conform to existing land contours, to the extent possible.

(b) *Streets*

The streets shall be curved, wherever possible, to provide gentle curvilinear street patterns. Streets shall be located, wherever possible, to preserve the natural elements of the site, as well as those of surrounding properties.

Further, the number of new intersections with existing and proposed major or secondary arterial and collector streets shall be kept to a minimum. The use of cul-de-sacs or comparable design to provide access to the cottage homes is encouraged so as to provide privacy for the units, more variety in site planning and views oriented away from neighbors' yards and units.

(c) *Preservation of Landscape*

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, so that the resulting development will be in keeping with the general appearance of neighboring developed areas and will not adversely affect the ecology of the area. Wherever the natural landscape is not preserved or no vegetation existed, mature landscape materials shall be installed in accordance with a plan approved by the Board of Trustees after receiving the recommendations of the Plan Commission.

(d) *Relation to Environment and Existing Development*

The architectural style of proposed buildings and structures shall be related harmoniously to the terrain and to existing buildings and structures, to the extent possible, that have visual relationship to the proposed buildings and structures with an emphasis designed to diminish the apparent size of buildings. The density should be compatible with adjoining properties. All attempts shall be made to preserve natural wooded areas and topography. A creative approach to land development is encouraged if overall densities from the development may be reduced as a result of special circumstances and sensitivity to the existing landscape.

(e) *Utility Services*

Electric and telephone lines shall be underground.

(5) *Village Board Approval or Denial*

The Board of Trustees may grant the proposed special use, grant conditional approval or deny the special use in accordance with statute or may refer it back to the Plan Commission for further consideration. Such approval shall not constitute subdivision approval. If such development is not expressly subject to the subdivision ordinance of the Village, said development shall meet those standards for improvements set forth in said ordinance as required by the Board of Trustees following the recommendation of the Plan Commission.



The Plan Commission shall recommend approval of, and the Board of Trustees shall approve, a site plan submitted pursuant to this subsection on the basis of specific written findings. In addition to the findings required under Section XIII of this Ordinance, no special use may be granted hereunder unless findings are made that:

- (a) The development will enhance the appearance of the area by preservation of natural features of the property.*
- (b) The site plan must meet specified standards required by this Ordinance with respect to the proposed development or use.*
- (c) The proposed site plan must be designed in a manner that will not interfere with easements, roadways, rail lines or public or private rights-of-way.*
- (d) The proposed site plan must be designed in a manner that will not unreasonably destroy, damage, detrimentally modify or interfere with the enjoyment of significant natural, topographical or physical features of the site which can be preserved consistent with the development of the site for permitted uses.*
- (e) The proposed site plan must be designed so as not to dominate the immediate vicinity or to interfere with the development, use and enjoyment of neighboring property.*
- (f) The screening of the site and tree preservation must provide adequate shielding from or for nearby uses.*
- (g) Individual buildings and units must be arranged and situated to relate to surrounding properties and to improve the view from and the view of buildings.*
- (h) The proposed site plan must make adequate provision for the creation or preservation of open space and its continued maintenance.*
- (i) The proposed site plan must be designed in a manner which will not create drainage or erosion problems.*
- (j) The proposed site plan must be designed in a manner which will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.*

(6) Modification of Requirements - Site Plan Review

Modification of specific requirements of this Subsection VI,B,2,n shall be permitted consistent with the intent of this Subsection VI,B,2,n to permit greater flexibility in design standards so as to encourage more innovative and imaginative site design. Modification of specific requirements of this Subsection VI,B,2,n shall also be permitted to allow development for such use, but only if developed in a manner consistent with the overall intent of such lot and bulk regulation standards. The specific standards herein before set forth may be modified on the basis of a specific site plan which demonstrably achieves the basic purposes of such standards such as



insuring appropriate relationships between buildings and structures, preventing overcrowding and providing a safe and attractive living environment. Any such modifications, however, shall not increase the permitted density. If any such modifications are requested by formal application and by submission of a specific site plan to control development of the area, after review and consideration of such application and such specific site plan, the Plan Commission may recommend to the Village Board of Trustees such modifications as it deems appropriate without further public hearings, and the Village Board of Trustees shall then make such decision on the proposed modifications as it deems appropriate. There is no specific right to any such modifications hereunder, and, therefore, the decision of the Village Board, whether to grant or deny any requested modification, shall be final. If the decision is to grant any such modifications, then the applicant shall be bound to develop the land in accordance with such decision and the approved site plan.

3. Lot Size Requirements

a.	<u>Permitted Uses</u>	Minimum	Minimum
		<u>Lot Area</u>	<u>Lot Width</u>
(1)	Single-family - lots of record existing on August 11, 1997	5 acres	220 feet
(2)	Single-family - lots of record created after August 11, 1997	5 acres	300 feet
(3)	Agriculture	20 acres	700 feet
(4)	Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings	
(5)	Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	300 feet	5 acres
b. <u>Special Uses</u>			
(1)	Convents, monasteries and seminaries	5 acres	300 feet
(2)	Colleges and Universities	20 acres	800 feet
(3)	Garden and plant nursery plots	5 acres	300 feet
(4)	Hospitals	25 acres	800 feet
(5)	Outdoor recreational uses	5 acres	300 feet
(6)	Planned unit developments	40 acres	800 feet



Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.

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| (7) | Schools, public and private | | |
| | (a) Elementary school | 5 acres | 300 feet |
| | (b) Junior high school | 10 acres | 300 feet |
| | (c) High school | 20 acres | 800 feet |
| (8) | Public utility and governmental facilities | (As established by Special Use Approval) | |
| (9) | Churches, temples, or synagogues (including accessory day care and pre-school programs) | 5 acres | 300 feet |
| (10) | Community centers, museums, libraries, and other cultural facilities | (As established by Special Use Approval) | |

4. Floor Area Ratio

Not to exceed 0.1.

5. Building Height

- a. **Residential Use** - not more than two and one half stories or 35 feet, whichever is lower. (Amended by Ordinance A-834-29-01)
- b. **Non-Residential Use** - not more than 45 feet.

6. Minimum Ground Floor Area Per Dwelling

- a. One-story dwellings -- not less than 1,800 square feet.
- b. Dwellings having more than one story.
- (1) not less than 1,200 square feet for a one and one-half story dwelling.
- (2) not less than 950 square feet for a two story or two and one-half story dwelling.

7. Yard Requirements

a. **Permitted Uses**

	<u>Front Yard</u>	<u>Interior Side Yard</u>	<u>Corner Side Yard</u>	<u>Rear Yard</u>
(1) Single-family detached dwelling	50 feet	20 feet	50 feet	60 feet
(2) Other Permitted				



Uses	50 feet	20 feet	50 feet	60 feet
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In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.

- (3) Public Parks
 withoutSame as minimum required for
 completely single-family detached dwellings
 enclosed
 buildings

- (4) Public Parks 100 feet 40 feet 100 feet 100 ft
 with
 completely
 enclosed buildings
 (Amended by Ordinance A-834-8-00)

- b. Special Uses** 100 feet 40 feet 100 feet 100 ft

Planned Unit Developments existing as of August 1, 1995, shall be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.

In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.

8. Off Street Parking and Loading

In accordance with applicable regulations set forth in Section XI.